

To the supplier, as addressed

18 August 2023

Dear Sir/Madam

**CROWN GROUP HOLDINGS PTY LTD
ACN 125 413 443 ('THE COMPANY')
AND ITS SUBSIDIARIES IN THE SCHEDULE ('THE COMPANIES')
(ALL PROVISIONAL LIQUIDATORS APPOINTED)**

On 11 August 2023, Duncan Clubb and I were appointed as Joint & Several Provisional Liquidators of the Companies identified in the schedule provided in **Annexure A**. Enclosed in **Annexure B** is the sealed court order as proof of our appointment.

Trading During the Provisional Liquidation

The role of the provisional liquidator is designed to preserve and control the company's operations and assets. As such, the Provisional Liquidators are continuing the trading activities of the Companies as per the normal course of business.

The enclosed "Ordering Procedures Memorandum" outlines the terms, conditions, and procedures to be followed by ALL suppliers of the Company from **Friday, 11 August 2023**.

Accordingly, as Provisional Liquidators, we will only be liable for those debts of the Companies incurred from Friday, 11 August 2023, that are ordered in accordance with our ordering procedures and signed by an authorised signatory.

A list of those persons, with samples of their signatures, authorised to approve purchase orders on behalf of the Company during the Provisional Liquidation is provided on the enclosed "Authorised Signatories to Purchase Orders Form".

Creditor Claims

The Provisional Liquidators will endeavour to pay amounts outstanding at the date of our appointment as funds become available.

If you have any queries, please contact Nathan Moxey of this office on (02) 9240 9987 or Nathan.moxey@bdo.com.au.

Yours faithfully



Andrew Sallway
Joint and Several Provisional Liquidator
Encl.



**CROWN GROUP HOLDINGS PTY LTD
ACN 125 413 443 ('THE COMPANY')
AND ITS SUBSIDIARIES IN THE SCHEDULE ('THE COMPANIES')
(ALL PROVISIONAL LIQUIDATORS APPOINTED)
ORDERING PROCEDURES MEMORANDUM**

The following ordering procedures will apply effective from the date of appointment of the Liquidators on Friday, 11 August 2023.

- 1) Suppliers are requested to open a new account named per the following format “Relevant Company Name (Provisional Liquidators Appointed)” in respect of all trading with the Company on or after Friday, 11 August 2023.
- 2) All purchases of goods and/or services will originate from an authorised signatory from the Provisional Liquidators’ office, at which time an authorised purchase order number will be quoted. Written confirmation in the form of a signed purchase order will then be forwarded containing a signature of one of the following:

Authorised Representative	Position	Authorised to Approve
Andrew Sallway	Joint & Several Provisional Liquidator	Orders of any value
Duncan Clubb	Joint & Several Provisional Liquidator	Orders of any value
Tom Whitmarsh	Joint & Several Provisional Liquidators’ Representative	Orders up to \$25,000 (Excl. GST)
Ryan Davies	Joint & Several Provisional Liquidators’ Representative	Orders up to \$10,000 (Excl. GST)
Andrew Lee	Crown Group Holdings Representative	Orders up to \$5,000 (Excl. GST)

Specimen signatures of the above people are provided on the attached “Authorised Signatories to Purchase Orders Form”.

- 3) Invoices for debts incurred subsequent to the Provisional Liquidators’ appointment on Friday, 11 August 2023, are to be sent to the Liquidators’ office, Level 11, 1 Margaret Street, Sydney NSW 2000 or emailed to Nathan Moxey at nathan.moxey@bdo.com.au together with a copy of the authorised purchase order and proof of delivery. Invoices will only be settled where the appropriate supporting documentation has also been provided.
- 4) All accounts will be settled on a 30-day basis unless some other arrangement is agreed to in writing by the Provisional Liquidators.



Please note that as Provisional Liquidators, we will only accept responsibility for the payment of goods and/or services supplied in accordance with the above procedures and the provision of the appropriate supporting documentation.

The Provisional Liquidators appreciate the assistance of creditors/suppliers in complying with these necessary arrangements.

If you have any queries, please contact Nathan Moxey of this office on (02) 9240 9987 or Nathan.moxey@bdo.com.au.

Dated this 18th day of August 2023

A handwritten signature in black ink, appearing to read 'AS', written over a light blue horizontal line.

ANDREW SALLWAY

Joint and Several Provisional Liquidator



CROWN GROUP HOLDINGS PTY LTD
ACN 125 413 443 ('THE COMPANY')
AND ITS SUBSIDIARIES IN THE SCHEDULE ('THE COMPANIES')
(ALL PROVISIONAL LIQUIDATORS APPOINTED)

AUTHORISED SIGNATORIES TO PURCHASE ORDERS FORM

One of either: -

Andrew Sallway (Authorised to approve any value)

Duncan Clubb (Authorised to approve any value)

Tom Whitmarsh (Authorised to approve up to \$25,000)

Ryan Davies (Authorised to approve up to \$10,000)

Andrew Lee (Authorised to approve up to \$5,000)

‘ANNEXURE A’

SCHEDULE

Company
CROWN GROUP HOLDINGS PTY LTD ACN 125 413 443
SKYE SUITES MGT PTY LTD ACN 600 398 043
SKYE SUITES PPE PTY LTD ACN 651 348 980
CROWN TOP RYDE CITY PTY LTD ACN 148 959 157
CROWN 175 PTY LTD ACN 602 034 140
CROWN NORTH PTY LTD ACN 154 885 908
CROWN NORTH DEVELOPMENTS PTY LTD ACN 154 885 917
CROWN CENTRAL PTY LIMITED ACN 156 280 634
CROWN CENTRAL DEVELOPMENTS PTY LTD ACN 156 440 023
CROWN W PTY LTD ACN 155 463 237
CROWN W1 PTY LTD ACN 162 085 181
CROWN W1 DEVELOPMENTS PTY LTD ACN 162 085 190
CROWN GREEN SQUARE PTY LTD ACN 161 698 148
CROWN GREEN SQUARE DEVELOPMENTS PTY LTD ACN 161 698 040
CROWN W48 PTY LTD ACN 168 659 827
CROWN PROPERTY AGENCY PTY LTD ACN 153 459 299
CROWN MKT PTY LTD ACN 164 326 694
CROWN GROUP CONSTRUCTION PTY LTD ACN 135 132 884
CMGT PTY LIMITED ACN 140 645 432
CROWN CAPITAL PTY LTD ACN 125 221 267
CROWN LANDMARK PTY LIMITED ACN 138 194 608
CROWN LANDMARK DEVELOPMENT PTY LTD ACN 140 255 090
CROWN GROUP PROPERTIES PTY LTD ACN 141 962 549
CROWN TOP RYDE PTY LIMITED ACN 143 579 864
CROWN WEST END PTY LTD ACN 616 219 722
CROWN STURT PTY LTD ACN 616 219 759
CROWN GS RETAIL PTY LTD ACN 618 027 731
CROWN EASTLAKES DEVELOPMENTS PTY LTD ACN 620 434 504
CROWN EASTLAKES SOUTH DEVELOPMENTS PTY LTD ACN 620 434 639

Company
CROWN DEV MGT PTY LTD ACN 633 649 304
CROWN GLOBAL CAPITAL PTY LTD ACN 604 292 140
CROWN AVI FINCO PTY LTD ACN 659 393 736
CGBM PTY LTD ACN 616 500 577
SKYE SUITES ARC PTY LTD ACN 627 323 586
SKYE SUITES V PTY LTD ACN 626 055 561
SKYE SUITES INFINITY PTY LTD ACN 628 491 378
CROWN EASTLAKES PTY LTD ACN 602 863 838

‘ANNEXURE B’



Issued: 14 August 2023 10:39 AM

JUDGMENT/ORDER

COURT DETAILS

Court	Supreme Court of NSW
Division	Equity
List	Commercial
Registry	Supreme Court Sydney
Case number	2022/00352887

TITLE OF PROCEEDINGS

First Plaintiff	PNR International Pty Ltd ACN 085 194 092
Second Plaintiff	Paul Sathio
First Defendant	CII Group Pty Ltd ACN 106 253 310
Second Defendant	Iwan Sunito
Number of defendants	45

Refer to Party Details at rear for full list of parties

DATE OF JUDGMENT/ORDER

Date made or given	11 August 2023
Date entered	11 August 2023

TERMS OF JUDGMENT/ORDER

This matter is listed for Directions (Commercial) on 1 September 2023 10:00 AM before the Supreme Court - Civil at Supreme Court Sydney.

Estimated duration: 5 Minutes

HH gives leave to the plaintiff to file in Court affidavit of Craig Kelsey Elvie sworn 4 August 2023 and affidavit of Addison Ziming He affirmed 4 August 2023.

HH gives leave to the fifth and sixth defendants to file in Court Interlocutory Process dated 11 August 2023 and affidavit of Brenton McIntyre affirmed 11 August 2023.

HH makes orders in terms of the fifth and sixth defendants' short minutes of order initialled and dated today's date.

Upon the plaintiff giving the usual undertaking as to damages, HH makes orders in terms of the plaintiff's short minutes of order initialled and dated today's date.

HH stands the matter over to 1 September 2023.

Short Minutes of Order of Fifth and Sixth Defendants

1. On the undertaking of their solicitor to pay the applicable filing fee, the fifth defendant / first applicant, Crown Group Holdings Pty Limited (CGH), and the sixth defendant / second applicant, Skye Suites MGT Pty Ltd (SSM) are granted leave to file in Court the interlocutory Process dated 11 August 2023.

2. The Interlocutory Process be made returnable instanter.

3. Service of the Interlocutory Process on any of the respondents be dispensed with.
4. Pursuant to rule 6.24(1) of the Uniform Civil Procedure Rules 2005 (NSW), the following companies be joined as fortieth to forty fifth defendants respectively to the proceedings:
 - (a) Crown Global Capital Pty Ltd ACN 604 292 140;
 - (b) Crown AVI Finco Pty Ltd ACN 659 393 736;
 - (c) CGBM Pty Ltd ACN 616 500 577;
 - (d) Skye Suites Arc Pty Ltd ACN 627 323 586;
 - (e) Skye Suites V Pty Ltd ACN 626 055 561; and
 - (f) Skye Suites Infinity Pty Ltd ACN 628 491 378.

5. Pursuant to section 472(2) of the Corporations Act 2001 (Cth) and on the application of the sixth defendant / second respondent, SSM, Andrew Sallway and Duncan Clubb, both of BDO Australia, be appointed, until further order of the Court, as joint and several provisional liquidators of the seventh and forth third to forty fifth defendants.

6. Pursuant to section 472(2) of the Corporations Act 2001 (Cth) and on the application of the fifth defendant / first respondent, CGH, Andrew Sallway and Duncan Clubb, both of BDO Australia, be appointed, until further order of the Court, as joint and several provisional liquidators of the fourth, sixth, eighth to fourteenth, sixteenth to thirty fourth, thirty eighth, and fortieth to forty second defendants.

Plaintiff's Short Minutes of Order

1 Pursuant to section 64(1) of the Civil Procedure Act 2005 (NSW), the plaintiffs are granted leave to file a Further Amended Commercial List Statement substantially in the form annexed and marked "A" to the Amended Interlocutory Process dated 3 August 2023 within 24 hours of the making of these orders.

2 Pursuant to section 472(2) of the Corporations Act 2001 (Cth), and upon the first plaintiff / applicant, PNR International Pty Ltd (PNR), proffering the usual undertaking as to damages, Andrew Sallway and Duncan Clubb, both of BDO Australia, be appointed, until further order of the Court, as joint and several provisional liquidators of the fifth defendant / third respondent, Crown Group Holdings Pty Ltd.

HH gives leave to the plaintiff to file in Court affidavit of Craig Kelsey Elvie sworn 4 August 2023 and affidavit of Addison Ziming He affirmed 4 August 2023.

HH gives leave to the fifth and sixth defendants to file in Court Interlocutory Process dated 11 August 2023 and affidavit of Brenton McIntyre affirmed 11 August 2023.

HH makes orders in terms of the fifth and sixth defendants' short minutes of order initialled and dated today's date.

Upon the plaintiff giving the usual undertaking as to damages, HH makes orders in terms of the plaintiff's short minutes of order initialled and dated today's date.

HH stands the matter over to 1 September 2023.

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applicant, Crown Group Holdings Pty Limited (CGH), and the sixth defendant / second applicant, Skye Suites MGT Pty Ltd (SSM) are granted leave to file in Court the interlocutory Process dated 11 August 2023.

2. The Interlocutory Process be made returnable instanter.

3. Service of the Interlocutory Process on any of the respondents be dispensed with.

4. Pursuant to rule 6.24(1) of the Uniform Civil Procedure Rules 2005 (NSW), the following companies be joined as fortieth to forty fifth defendants respectively to the proceedings:

(a) Crown Global Capital Pty Ltd ACN 604 292 140;

(b) Crown AVI Finco Pty Ltd ACN 659 393 736;

(c) CGBM Pty Ltd ACN 616 500 577;

(d) Skye Suites Arc Pty Ltd ACN 627 323 586;

(e) Skye Suites V Pty Ltd ACN 626 055 561; and

(f) Skye Suites Infinity Pty Ltd ACN 628 491 378.

5. Pursuant to section 472(2) of the Corporations Act 2001 (Cth) and on the application of the sixth defendant / second respondent, SSM, Andrew Sallway and Duncan Clubb, both of BDO Australia, be appointed, until further order of the Court, as joint and several provisional liquidators of the seventh and forth third to forty fifth defendants.

6. Pursuant to section 472(2) of the Corporations Act 2001 (Cth) and on the application of the fifth defendant / first respondent, CGH, Andrew Sallway and Duncan Clubb, both of BDO Australia, be appointed, until further order of the Court, as joint and several provisional liquidators of the fourth, sixth, eighth to fourteenth, sixteenth to thirty fourth, thirty eighth, and fortieth to forty second defendants.

Plaintiff's Short Minutes of Order

1 Pursuant to section 64(1) of the Civil Procedure Act 2005 (NSW), the plaintiffs are granted leave to file a Further Amended Commercial List Statement substantially in the form annexed and marked "A" to the Amended Interlocutory Process dated 3 August 2023 within 24 hours of the making of these orders.

2 Pursuant to section 472(2) of the Corporations Act 2001 (Cth), and upon the first plaintiff / applicant, PNR International Pty Ltd (PNR), proffering the usual undertaking as to damages, Andrew Sallway and Duncan Clubb, both of BDO Australia, be appointed, until further order of the Court, as joint and several provisional liquidators of the fifth defendant / third respondent, Crown Group Holdings Pty Ltd.

SEAL AND SIGNATURE



Signature D. Cafarelli (L.S.)
Capacity Chief Clerk
Date 14 August 2023

If this document was issued by means of the Electronic Case Management System (ECM), pursuant to Part 3 of the Uniform Civil Procedure Rules (UCPR), this document has taken to have been signed if the person's name is printed where his or her signature would otherwise appear.

PARTY DETAILS

First Claim

Plaintiff(s)

First Plaintiff

PNR International Pty Ltd ACN 085 194 092

Second Plaintiff

Paul Sathio

Defendant(s)

First Defendant

CII Group Pty Ltd ACN 106 253 310

Second Defendant

Iwan Sunito

Third Defendant

STATELAND EAST PTY LTD ACN 106 277 918

Fourth Defendant

CROWN EASTLAKES PTY LTD ACN 602 863 838

Fifth Defendant

CROWN GROUP HOLDINGS PTY LTD ACN 125 413 443

Sixth Defendant

SKYE SUITES MGT PTY LTD ACN 600 398 043

Seventh Defendant

SKYE SUITES PPE PTY LTD ACN 651 348 980

Eighth Defendant

CROWN TOP RYDE CITY PTY LTD ACN 148 959 157

Ninth Defendant

CROWN 175 PTY LTD ACN 602 034 140

Tenth Defendant

CROWN NORTH PTY LTD ACN 154 885 908

Eleventh Defendant

CROWN NORTH DEVELOPMENTS PTY LTD ACN 154 885 917

Twelfth Defendant

CROWN CENTRAL PTY LIMITED ACN 156 280 634

Thirteenth Defendant

CROWN CENTRAL DEVELOPMENTS PTY LTD ACN 156 440 023

Fourteenth Defendant

CROWN W PTY LTD ACN 155 463 237

Fifteenth Defendant

CROWN W DEVELOPMENTS PTY LIMITED ACN 156 136 186

Sixteenth Defendant

CROWN W1 PTY LTD ACN 162 085 181

Seventeenth Defendant

CROWN W1 DEVELOPMENTS PTY LTD ACN 162 085 190

Eighteenth Defendant

CROWN GREEN SQUARE PTY LTD ACN 161 698 148

Nineteenth Defendant

CROWN GREEN SQUARE DEVELOPMENTS PTY LTD ACN 161 698 040

Twentyth Defendant

CROWN W48 PTY LTD ACN 168 659 827

21 st Defendant

CROWN PROPERTY AGENCY PTY LTD ACN 153 459 299

22 nd Defendant

CROWN MKT PTY LTD ACN 164 326 694

23 rd Defendant

CROWN GROUP CONSTRUCTION PTY LTD ACN 135 132 884

24 th Defendant

CMGT PTY LIMITED ACN 140 645 432

25 th Defendant	CROWN CAPITAL PTY LTD ACN 125 221 267
26 th Defendant	CROWN LANDMARK PTY LIMITED ACN 138 194 608
27 th Defendant	CROWN LANDMARK DEVELOPMENT PTY LTD ACN 140 255 090
28 th Defendant	CROWN GROUP PROPERTIES PTY LTD ACN 141 962 549
29 th Defendant	CROWN TOP RYDE PTY LIMITED ACN 143 579 864
30 th Defendant	CROWN WEST END PTY LTD ACN 616 219 722
31 st Defendant	CROWN STURT PTY LTD ACN 616 219 759
32 nd Defendant	CROWN GS RET AI L PTY LTD ACN 618 027 731
33 rd Defendant	CROWN EASTLAKES DEVELOPMENTS PTY LTD ACN 620 434 504
34 th Defendant	CROWN EASTLAKES SOUTH DEVELOPMENTS PTY LTD ACN 620 434 639
35 th Defendant	CROWN MASCOT PTY LTD ACN 624 001 485
36 th Defendant	CROWN W48 DEVELOPMENTS PTY LTD ACN 629 779 773
37 th Defendant	CROWN PACIFIC MANAGEMENT PTY LTD ACN 633 394 439
38 th Defendant	CROWN DEV MGT PTY LTD ACN 633 649 304
39 th Defendant	CROWN CORNERSTONE INVESTMENTS PTY LTD ACN 138 199 112
40 th Defendant	CROWN GLOBAL CAPITAL PTY LTD ACN 604 292 140
41 st Defendant	CROWN AVI FINCO PTY LTD ACN 659 393 736
42 nd Defendant	CGBM PTY LTD ACN 616 500 577
43 rd Defendant	SKYE SUITES ARC PTY LTD ACN 627 323 586
44 th Defendant	SKYE SUITES V PTY LTD ACN 626 055 561
45 th Defendant	SKYE SUITES INFINITY PTY LTD ACN 628 491 378

First Notice of Motion Civil

Applicant(s)

First Applicant

CROWN GROUP HOLDINGS PTY LTD ACN 125 413 443

Second Applicant

SKYE SUITES MGT PTY LTD ACN 600 398 043

Respondent(s)

First Respondent

CROWN EASTLAKES PTY LTD ACN 602 863 838